



12/12/2024

Stephen Ashdown  
Planning Department  
Mid Sussex District Council  
Oaklands Road  
Haywards Heath  
West Sussex  
RH16 1SS

## SPECIALIST LANDSCAPE ADVICE

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*Thank you for requesting advice on this application from Place Services' landscape advice service. This service provides advice to planning officers to inform Mid Sussex District Council planning decisions with regard to potential landscape impacts from development. Any additional information, queries or comments on this advice that the applicant or other interested parties may have, must be directed to the Planning Officer who will seek further advice from us where appropriate and necessary.*

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**Application:** DM/23/2867  
**Location:** Land East Of Ansty Way Cuckfield Bypass Cuckfield West Sussex  
**Proposal:** Change of use of farmland and woodland to parkland reserve to include public access and instigation of long-term management and rewilding regime, including establishment of pedestrian and cycle tracks, with new pedestrian and cycle access points off Cuckfield Road to the south and Staplefield Road to the north. Proposals to include the addition of two wooden viewing platforms and two hides. Sports pitches at Beech Farm Field to remain in sports use.

Dear Stephen,

Thank you for re-consulting the Landscape Advisor to Mid Sussex District Council on the above application. We have reviewed the 'fabrik response to Place Services' Landscape Advice' (May 2024) alongside other submitted information and provided comments where relevant.

### Review of Submitted Information

- [Para 3.7] We note that those panoramic photographs which do not have the site extent indicated are those that are located in close proximity of the site and therefore the site encompasses the entire view. We would prefer the full photographic survey to be submitted separately and further in accordance with TGN 06/19.

### Landscape Character

- [Para 3.11 and 3.12] Since the parkland reserve has been brought forward under a separate application, we would expect all relevant information to be submitted under this reference number.

#### Visual Amenity

- [Para 3.15] We note that those panoramic photographs which do not have the site extent indicated are those that are located in close proximity of the site and therefore the site encompasses the entire view. We would prefer the full photographic survey to be submitted separately and further in accordance with TGN 06/19.

#### Other Matters

- [Para 3.18] We concur with this statement. The parkland reserve will not result in significant landscape impacts in isolation from the neighbouring development under DM.23.2866.
- [Para 3.19] Noted.
- [Para 3.20] We note a Management Plan will be secured by condition. Details of governance and funding models should be provided separately.
- [Para 3.21] Noted however we still anticipate vehicular travel to the site will be made regardless.
- [Para 3.22] Noted.

**Megan Cowell BA (Hons) MA**  
Landscape Consultant

**Catherine Bailey BSc (Hons) MPhil MA CMLI**  
Principal Landscape Consultant  
Place Services

**Place Services provide landscape advice on behalf of Mid Sussex District Council**

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.